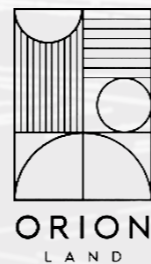


THE CARDIFF PENINSULA

PLOT 1 - DESIGN AND ACCESS STATEMENT



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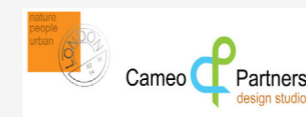
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1. INTRODUCTION

1.1 CARDIFF PENINSULA PLOT 1

This document is prepared on behalf of Orion Land & Leisure Limited in support of a detailed planning application for Cardiff Peninsula, Plot 1, situated within the larger Cardiff Peninsula masterplan.

The site (0.85Ha) is currently serving as a parking facility occupying an exposed viewpoint between the white-water rafting centre and the existing Cardiff Pointe development.

The intention is to transform Plot 1 into a high-quality, sustainable senior living residence consisting of 77 apartments with associated communal uses. The 77 units will be delivered in the form of 47 No. 1 Bedroom, (60%), and 30 No. 2 Bedroom, (40%). 40 No. surface parking spaces will be provided along with cycle parking and electric car charging facilities. Access for fire, ambulance, refuse and disabled vehicles is fully allowed.

The development will feature private amenity and communal activity spaces, including a garden with space to grow plants, surrounded by greenery to provide shelter from natural elements like wind and sun, while also fostering local biodiversity. Ecological considerations and Sustainable Urban Drainage Systems (SUDS) have been prioritized in the project design, such as the implementation of green and blue roof

systems on the terraces.

Additionally, various viewpoints have been strategically incorporated to allow residents to enjoy scenic vistas of the River Ely.

It is important to note, that whilst Plot 1 needs to tie in with the immediate context of Cardiff Pointe, it is also a part of Cardiff Peninsula. Therefore, careful consideration has been given to ensure the delivery of Plot 1 will not only integrate into the wider area but will complement and enhance the existing development. This includes the consideration of design elements such as materials and detailing, as well as landscaping elements within the public realm.

1. INTRODUCTION

1.2 SCOPE & CONTENT

This document is intended to describe the process the design team has been through to provide the end design. This includes:

- Analysis of the site as existing, the immediate area and the wider context.
- Demonstration of the design process (including constraints, opportunities and design principles) followed to reach the final design solution, covering subjects of use, amount, layout, scale, landscaping and appearance.
- Considerations of the constraints of the site to demonstrate that the proposed scheme is well conceived with the aim of integrating with its surroundings.
- Consideration to improve accessibility into the site, within the development and connectivity to transport links in the surrounding area, as well as inclusive access for the elderly and the disabled.

Ascot Design has been working alongside the Applicant's project team to prepare the concept design. There are sections from consultants, providing a concise summary of key points. References will be made to full reports which form part of this planning



2. SITE AND CONTEXT OVERVIEW

2.1 SITE LOCATION



Site context plan

The site is located to the south of Cardiff City Centre, on the Cardiff Peninsula, opposite the town of Penarth. The wider site is known as the International Sports Village, with the Ice Arena, Swimming Pool, and White Water Rafting Centre all located nearby.

The site is a 14-minute walk from Cogan Station, with Cardiff Central Station being a further 12-21-minute train journey away. From Cardiff Central Station, regular trains provide access to London, Birmingham, and beyond.

The city centre is located to the north of the site and is where the primary retail/leisure activities are located. These are all accessible by both bus and rail services.

Within the City Centre, both the Principality Stadium (a 74,000-capacity sports stadium, which is home to Welsh Rugby) and Cardiff City Stadium (a 33,280-capacity sports stadium, which is home to both Cardiff City Football Club and the Wales National Football Team) are located and easily accessible via public transport.

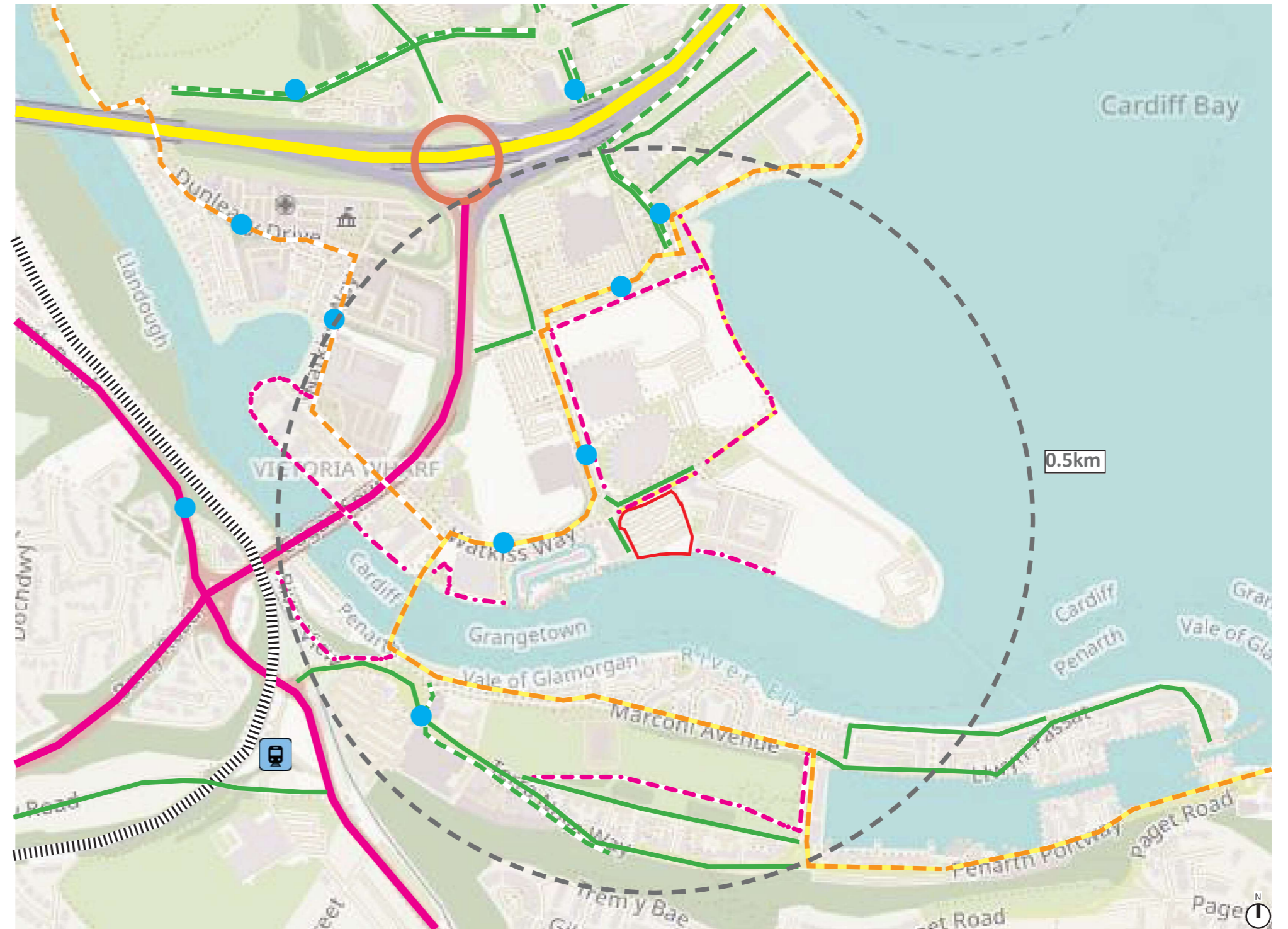
To the north of the city centre, Cardiff's higher education hub is located, featuring Cardiff University, University of Wales, and the Royal Welsh College of Music & Drama.

2. SITE AND CONTEXT OVERVIEW

2.2 VEHICULAR & CYCLE CONNECTIONS



Wider context

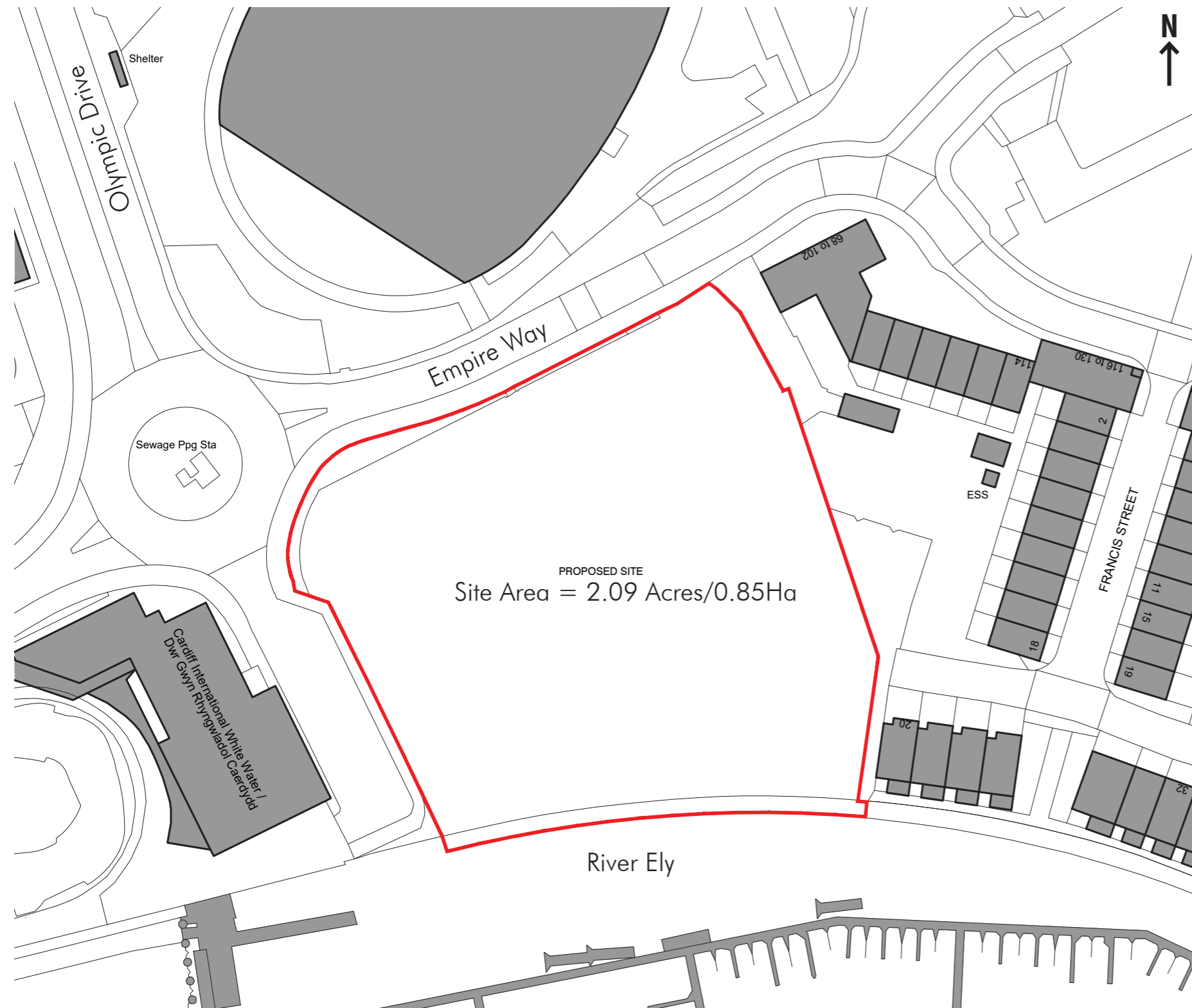


Key	Highway	Tertiary Routes	Cycle Network Route	Train Stations
Site Boundary	Primary Routes	Local Cycle Network Route	Public Footpath	Gateway
Railway	Secondary Routes	Cardiff Bay Trail	Bus Stops	

Neighbourhood scale

2. SITE AND CONTEXT OVERVIEW

2.3 SITE BOUNDARY



 Site application boundary

The site's nearest neighbouring building is the Cardiff Pointe development, a series of new build terraced houses punctuated with low-rise blocks of apartments. Envisioned as part of a larger masterplan for the whole peninsular, there is an opportunity to stitch into the development's urban grain.

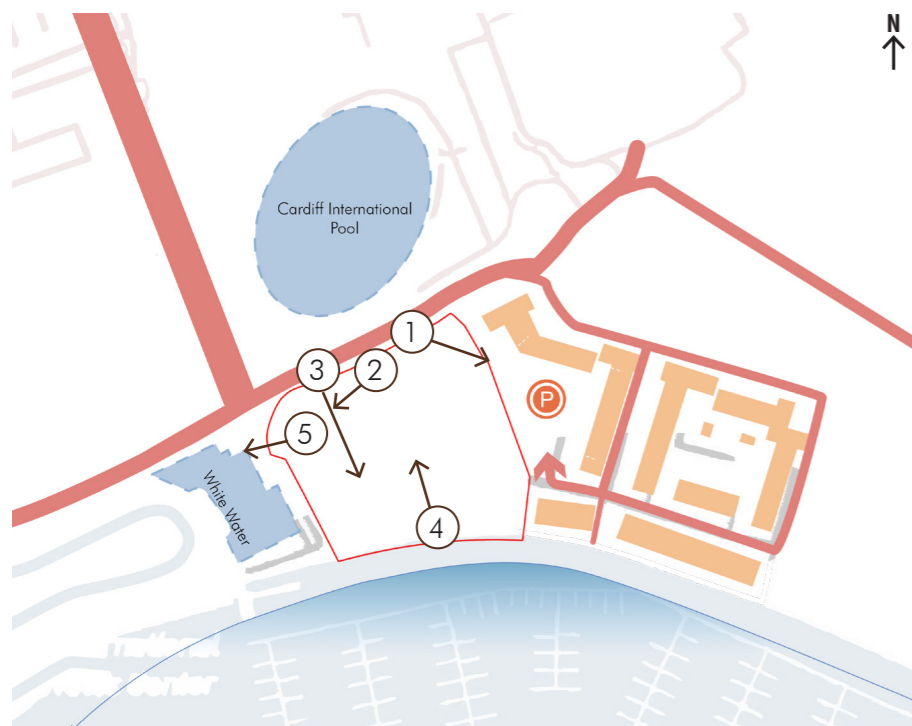
The tip of the peninsula hosts the Cardiff Bay Yacht Club, from which the marina along the mouth of the River Ely is accessed.

To the west of the site, Cardiff White Water Centre, Cardiff International Pool and Cardiff International Ice Skating Club form a triptych of international sports venues and infrastructure along Olympian Drive.

To the north of the site, the Watermark and Ferry Court residential developments overlook Cardiff Bay adjacent to the Grangetown Link arterial road.

2. SITE AND CONTEXT OVERVIEW

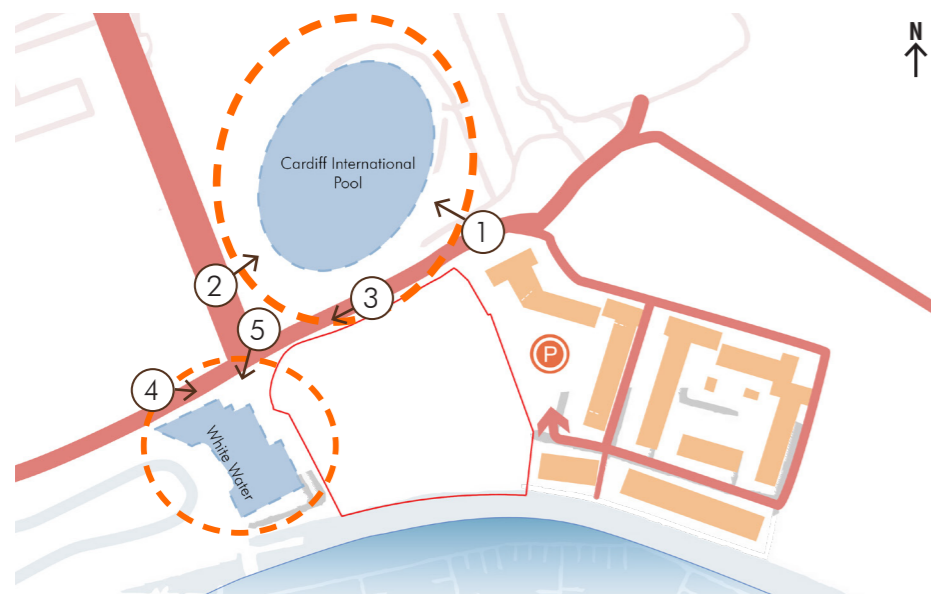
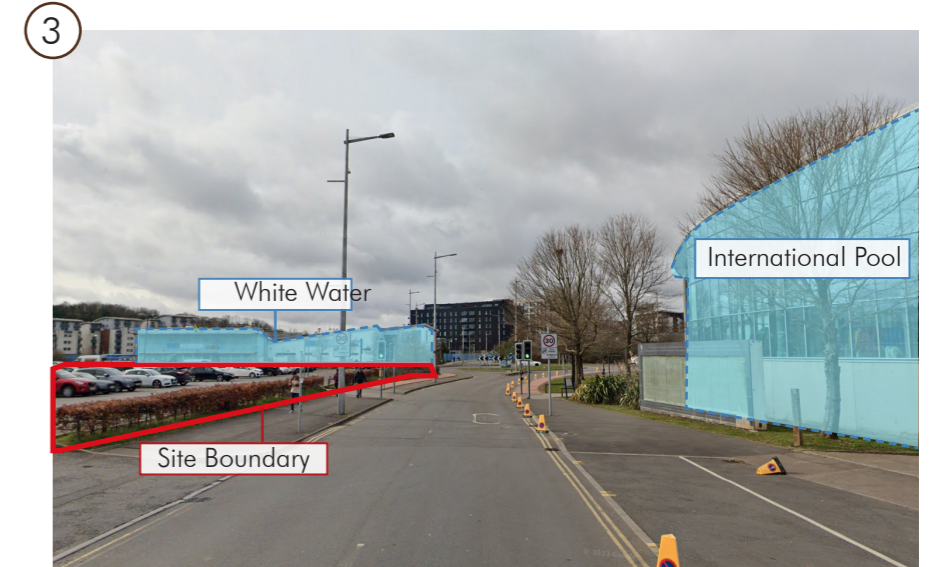
2.4 SITE PHOTOS



2. SITE AND CONTEXT OVERVIEW

2.5 EXISTING CONTEXT OVERVIEW

INTERNATIONAL POOL & WHITE WATER



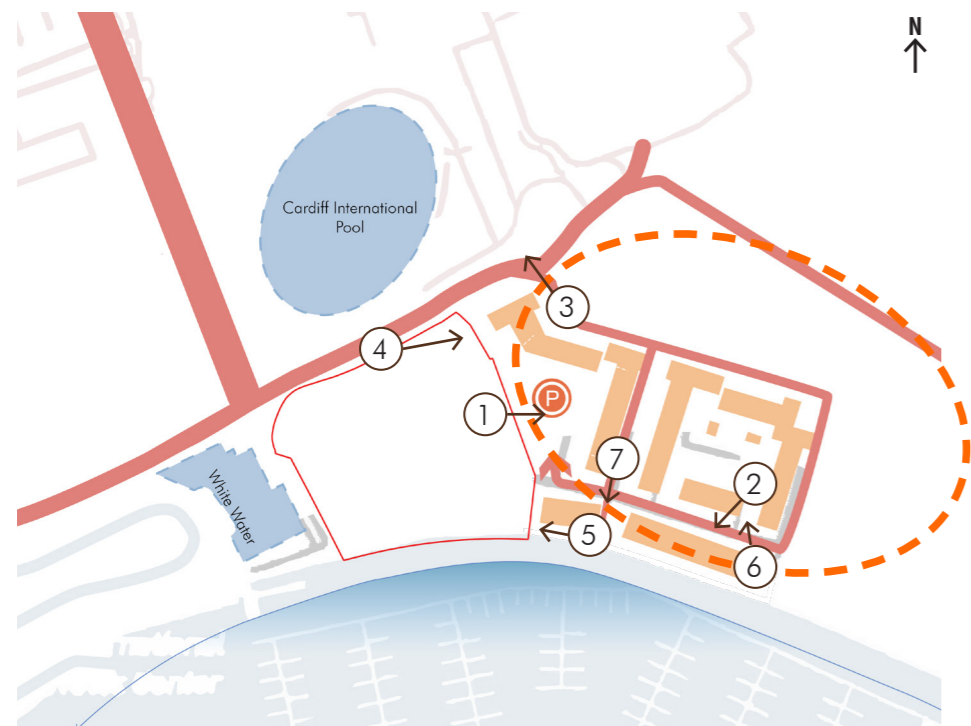
Key plan



2. SITE AND CONTEXT OVERVIEW

2.5 EXISTING CONTEXT OVERVIEW

CARDIFF POINTE

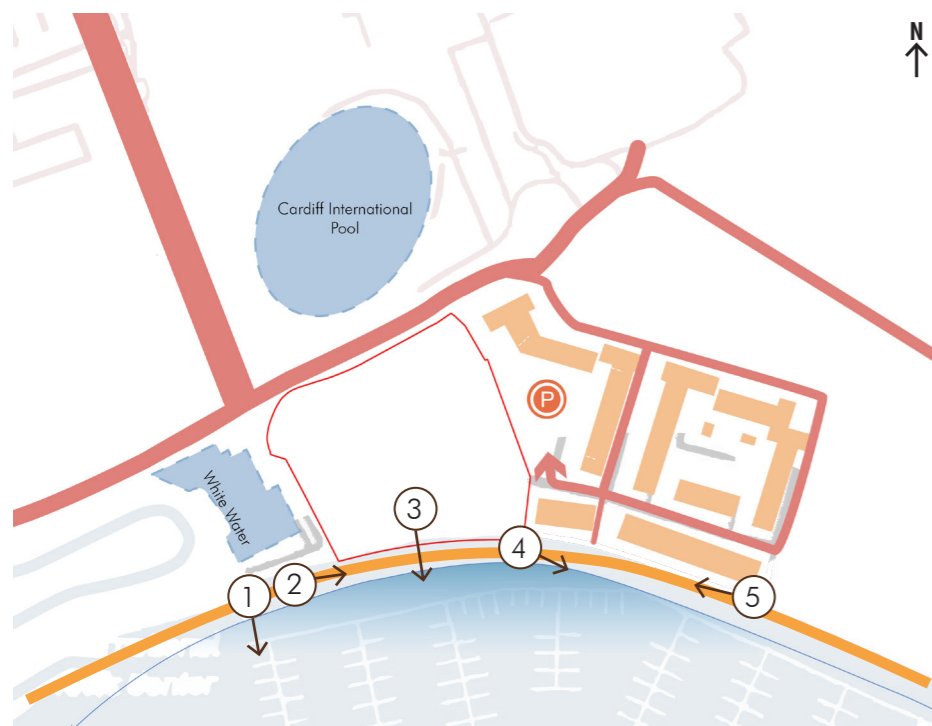


Key plan

2. SITE AND CONTEXT OVERVIEW

2.5 EXISTING CONTEXT OVERVIEW

WATERFRONT VIEW



Key plan



2. SITE AND CONTEXT OVERVIEW

2.6 CARDIFF PENINSULA MASTERPLAN

The applicant is submitting an outline planning application for the Cardiff Peninsula which proposes:

- Residential Units: 900-1,200 homes with a mix of tenures and sizes.
- Employment Space.
- Hotel, Serviced Apartments, Hospitality
- Community hub.
- Public spaces.
- Provide potential berth for Cardiff Cruises and water taxis.



Cardiff Peninsula masterplan prepared by APT Architects, with Landscape by Cameo & Partners

2. SITE AND CONTEXT OVERVIEW

2.7 PLANNING BACKGROUND AND POLICY

Planning Policy

The masterplan sets out a placemaking strategy which is based on local, national and international policies and guidance. The vision is to create a next generation sustainable, mixed use waterfront neighbourhood that is economically, socially and environmentally sustainable.



Future Wales

Future Wales- the National Plan 2040 the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of communities.

Future Wales aligns with the goals of the Well-Being of Future Generations 2015 Act.

Future Wales emphasises that, that growth and regeneration should be directed towards inner city areas and town centres, and it should positively contribute towards building sustainable places that support active and healthy lives with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure.

Cardiff is identified as a National Growth Area, where by there will be growth in employment and housing opportunities and investment in infrastructure and is the focus of development.

Additional analysis of Future Wales and its application to the development is included within the supporting Planning Statement.



Planning Policy Wales

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015.

The Masterplan proposals seek to create a next generation sustainable, mixed use waterfront neighbourhood. The development will aim to create a strong sense of community, and a place to belong for people at all stages of their lives, as well as promoting leisure and tourism, sustainable economic growth and employment opportunities. There is a large focus on waterside connectivity, whilst lifting the values of Cardiff Peninsula, to optimise its role within the International Sports Villas (ISV), the wider community, Cardiff Bay and Cardiff as a whole.

This Design and Access Statement sets out how the proposed development seeks to comply with PPW.

TAN12: Design

Technical Advice Note (TAN 12) provides advice on how to promote sustainability through good design and how to plan for sustainable buildings.

TAN 12 sets out key objectives of good design. These are:

- Movement.
- Access.
- Character.
- Community Safety.
- Environmental Sustainability.

Throughout the design development, the design team have assessed the proposals against the above objectives. This Design and Access statement sets out the design process and masterplan strategy, and how the proposed development aims to achieve the above objectives.



2. SITE AND CONTEXT OVERVIEW

2.7 PLANNING BACKGROUND AND POLICY

Wellbeing of Future Generations

The Wellbeing of Future Generations (Wales) Act 2015 is about improving the social, economic, environmental and cultural well-being of Wales.

It is recognised that Wales faces a number of challenges now and in the future, such as climate change, poverty, health inequalities and jobs and growth. The Act provides requirements which helps to achieve the integration of services, embedding social cohesion, and encouraging sense of belonging.

To make sure we are all working towards the same vision, the Act puts in place 7 well-being goals.

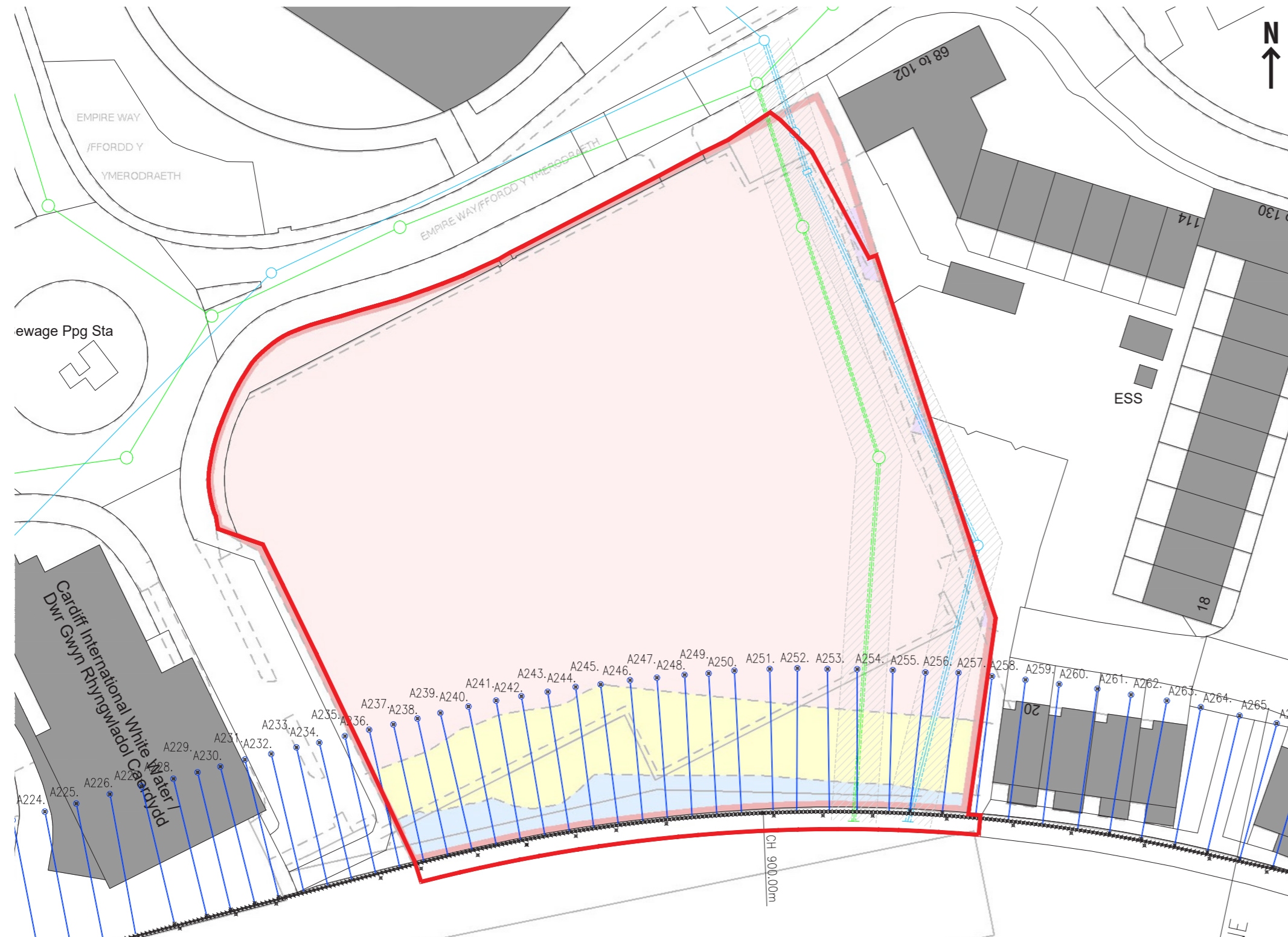
- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The masterplan design approach at Cardiff Peninsula looks to address these objectives of the Wellbeing Act by minimising energy demand and maximising renewable energy solutions, attracting economic benefits and business opportunities, creating a strong sense of community and place to belong, and is well served by public transport, the local and regional road network.



3. SITE ASSESSMENT

3.1 SITE CONSTRAINTS



Site constraints plan

The main limitations concerning the site are as follows:

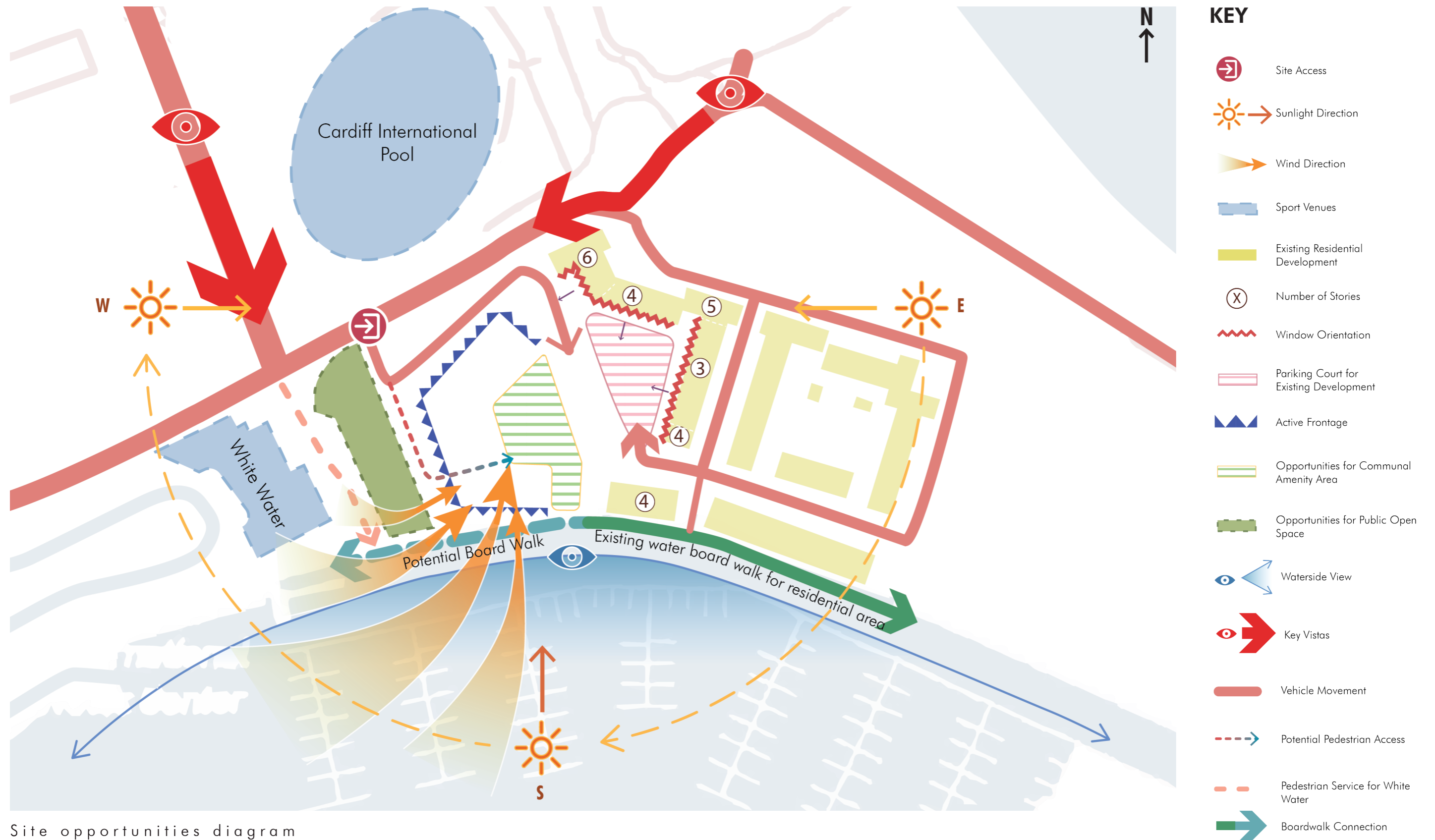
- Unobstructed surface water drainage zone must be maintained along the eastern boundary, prohibiting any development in this area.
- Access for maintenance of revetment piles necessitates that no built structures be proposed directly above them.
- Area within Harbour Authority covenant that prohibits any structure within it.

KEY

- REDLINE INDICATES EXTENT OF APPLICATION BOUNDARY
- ⊗ LOCATION OF REVETMENTS
- INDICATES HIGHWAYS SURFACE WATER OUTFALL H2 & OFFSET
- INDICATES SURFACE WATER OUTFALL S2 & OFFSET
- PINK INDICATES DEVELOPABLE LAND
- YELLOW INDICATES RESTRICTED COVENANT FROM WALES GAS (ASSUMED DEFUNCT - INSURED AGAINST)
- BLUE INDICATES BUILDING EXCLUSION ZONE

3. SITE ASSESSMENT

3.2 SITE OPPORTUNITIES



3. SITE ASSESSMENT

3.3 ZONING / FRAMEWORK



Zoning / Framework diagram

4. DESIGN DEVELOPMENT

4.1 VISION AND BRIEF

Orion Land and Leisure Limited has a long-term goal of creating a distinctive development in collaboration with the council and local community at Cardiff Peninsula. This aspiration began over 20 years ago with the successful completion of the Cardiff International Pool & Gym by Orion.

The vision is to rejuvenate the peninsula, including Plot 1, by delivering a high-quality development that meets housing needs, provides local amenities, and becomes a destination.

The aim of Plot 1 is to establish a unique and sustainable senior living residence that enhances the visual appeal when approaching the development from Olympic Drive, while also making the most of the waterfront.



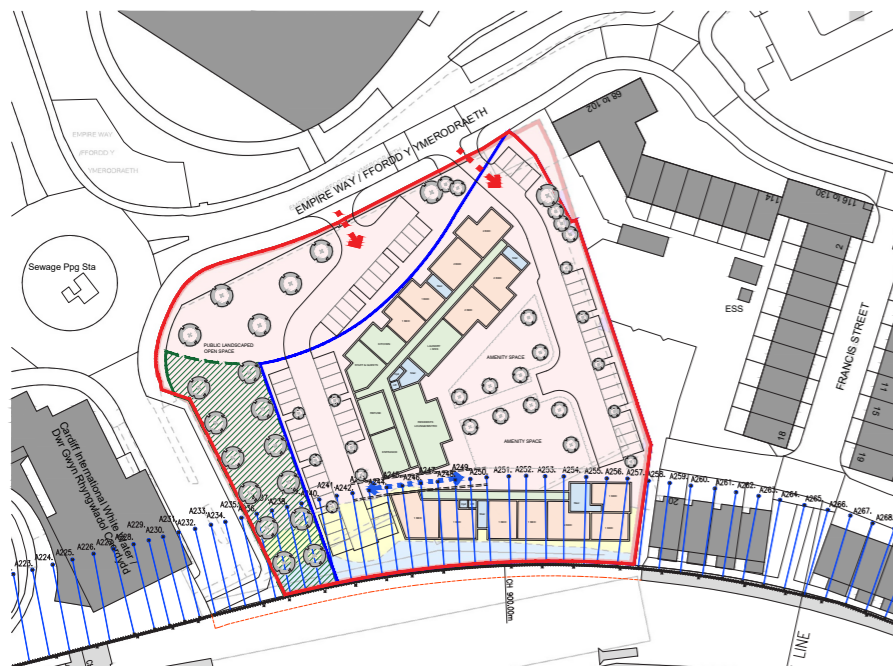
4. DESIGN DEVELOPMENT

4.2 DESIGN EVOLUTION

The design of the building's footprint was intended to maximise its frontage to primary streets and waterfront, while also defining and completing the edge of the residential perimeter block. The layout was shaped by the existing constraints outlined earlier in this document.

The design underwent several workshops that explored various alternatives to site access, spread of the footprint, and parking layout. Technical input from the consultant team informed this design evolution.

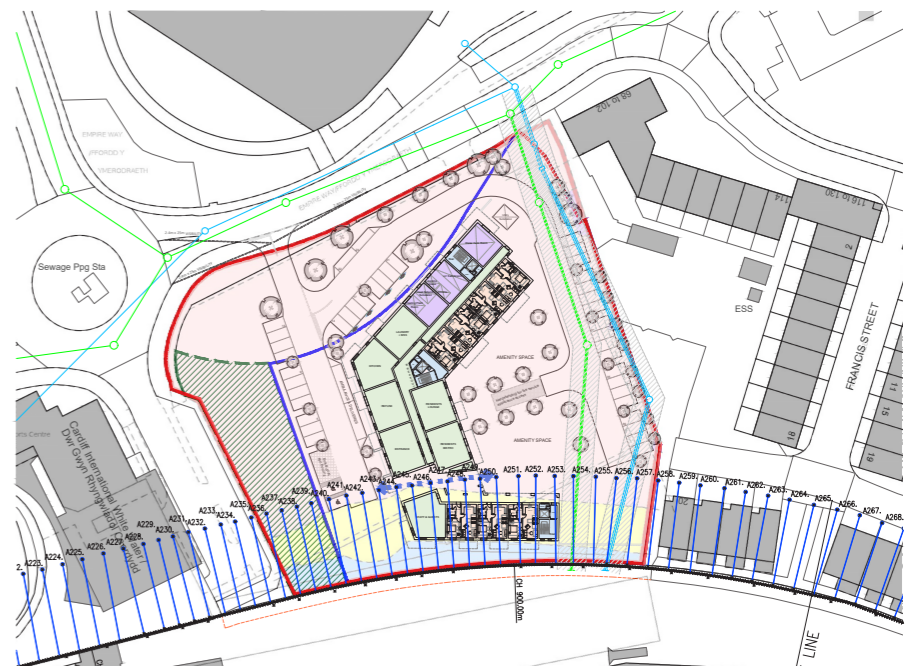
1



2



3



4. DESIGN DEVELOPMENT

4.3 COMMUNITY AND STAKEHOLDER INVOLVEMENT

An extensive programme of consultation with local residents, neighbouring venues and other stakeholders was carried out to inform the final proposals.

Stage 1: Early engagement (September-December 2023)

A programme of regular meetings was established with neighbouring venues and representatives from local residents' groups to keep them informed about the emerging proposals, and allow them to provide feedback at an early stage.

Stage 2: Public consultation on Masterplan (January-February 2024)

A public consultation for the Masterplan was held at the Vindico Arena over three days (29-31 January), and was attended by 167 residents. This consultation events was publicised widely, with a newsletter distributed to 2,071 surrounding addresses, and was supplemented by a website with full details of the proposals (in English and Welsh) and meetings with ward councillors, residents, and neighbouring businesses.

Stage 3: Public consultation on Plot 1 (March 2024)

A dedicated consultation event was held at the Cardiff International White Water on 26 March for residents of Cardiff Pointe to discuss in detail the proposals for a later living scheme on Plot 1. An invitation was sent to all residents of Cardiff Pointe, with 44 attending the session to meet members of the project team and watch a presentation on the proposals for Plot 1.



Public consultation on Masterplan, Jan 24



Public consultation on Plot 1, Mar 24

4. DESIGN DEVELOPMENT

4.3 COMMUNITY AND STAKEHOLDER INVOLVEMENT

Stage 4: Public consultation on Masterplan, Plot 1 and
Meanwhile Uses (May 2024)

A further round of public consultation was held on 15-17 May at the Vindico Arena to update residents and stakeholders on changes to the scheme. 82 people attended the event. As before, a newsletter was sent to approximately 2,000 addresses, and the consultation event was supplemented by the launch of an updated consultation website and a programme of meetings with neighbouring venues and other stakeholders.



5. DESIGN PROPOSAL

5.1 OVERVIEW

The proposal aims to make effective and appropriate use of a substantial site, to respond to the site constraints and provide quality senior living apartments for the local area.

The site as part of the wider masterplan, presents an opportunity to create a new community with its location, which is ideally suited for access to the city centre.

The application proposes the delivery of a high-end, sustainable senior living residence, consisting of 77 apartments with associated communal uses & amenity space.

The 77 no. Apartments will comprise 47 no. 1-bedroom and 30no. 2-bedroom units, along with 40. Surface parking spaces. Cycle parking and electric vehicle charging facilities are also to be provided.



5. DESIGN PROPOSAL

5.2 LAYOUT

The proposed development has been designed to enhance the public realm by offering active frontage along primary streets and the waterfront.

The C-shaped footprint of the building responds to neighbouring frontages and completes the edge of the residential perimeter block.

The layout also incorporates a central amenity space/courtyard for future residents to enjoy.

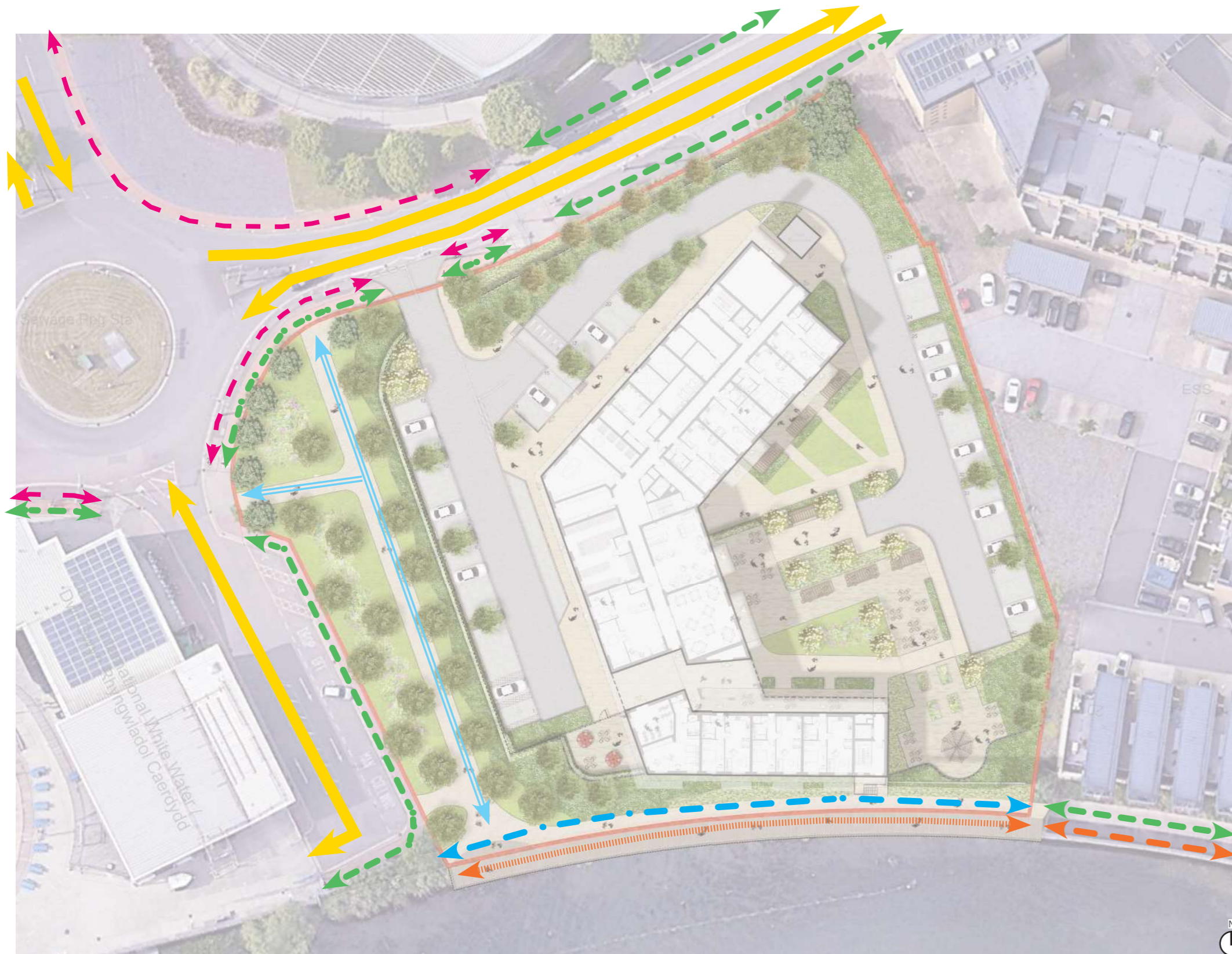
Throughout the design process, attention was given to neighbouring buildings, their private amenities, and existing services, which influenced the layout. The parking area was strategically positioned near the front/west and east, facilitating smooth operation for service vehicles.



Proposed site layout

5. DESIGN PROPOSAL

5.3 MOVEMENT STRATEGY



The proposal aims to seamlessly integrate with the existing network of vehicular, cycling, and pedestrian infrastructure.

A new boardwalk will be added, connecting to the existing one towards the east.

Key

- Existing Roadway
- Existing Cycleway
- Existing Pedestrian Footpath
- Existing Boardwalk
- Proposed Pedestrian Footpath
- Proposed Shared Footpath
- Proposed Boardwalk

Vehicular & cycle connection plan - Cameo & Partners Design Studio

5. DESIGN PROPOSAL

5.3 MOVEMENT STRATEGY



Ground floor plan - Cameo & Partners Design Studio

Site access is proposed along the northern boundary from Empire Way. The access and internal roads are designed to accommodate domestic cars, service vehicles, and fire tenders within the site.

Also, the building footprint on the ground floor incorporates a pedestrian passageway, where the revetment piles are situated underneath.

Key

- Application Site Boundary
- ① Pedestrian and Cycle Marina-side Link
- ② New Boardwalk (Timber and Balustrade to Match Existing at Cardiff Point)
- ③ Reception Terrace
- ④ Green Link (ISV Marina Waterfront)
- ⑤ River View Communal Terrace
- ⑥ Communal Dining Terrace
- ⑦ Temporary Link to White Water Center and Marina-side Walk
- Vehicle Entrance
- - - → Fire Tender Access
- - - ↔ Pedestrian Link

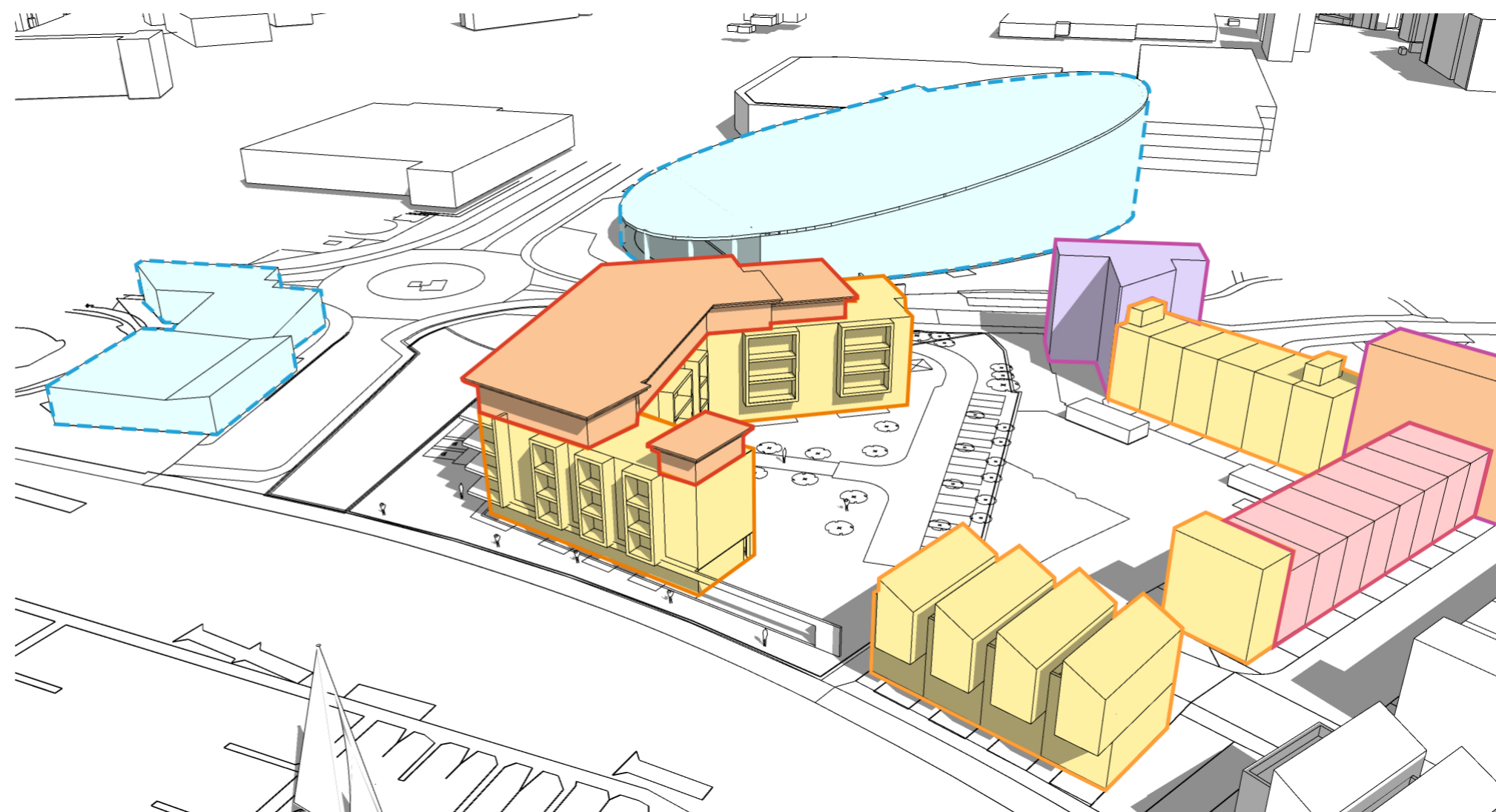
5. DESIGN PROPOSAL

5.4 BUILDING HEIGHT

The proposed scheme carefully considers the height of the surrounding buildings and aims to complement them.

The buildings are designed to be between 4 and 5 storeys in height, with taller sections placed strategically from the northwest to the southwest to provide attractive views of the building from key views.

This variation in height provides an interesting street scape and a balanced massing in relation to the surrounding context.



Building heights diagram



5. DESIGN PROPOSAL

5.5 STRUCTURAL DESIGN

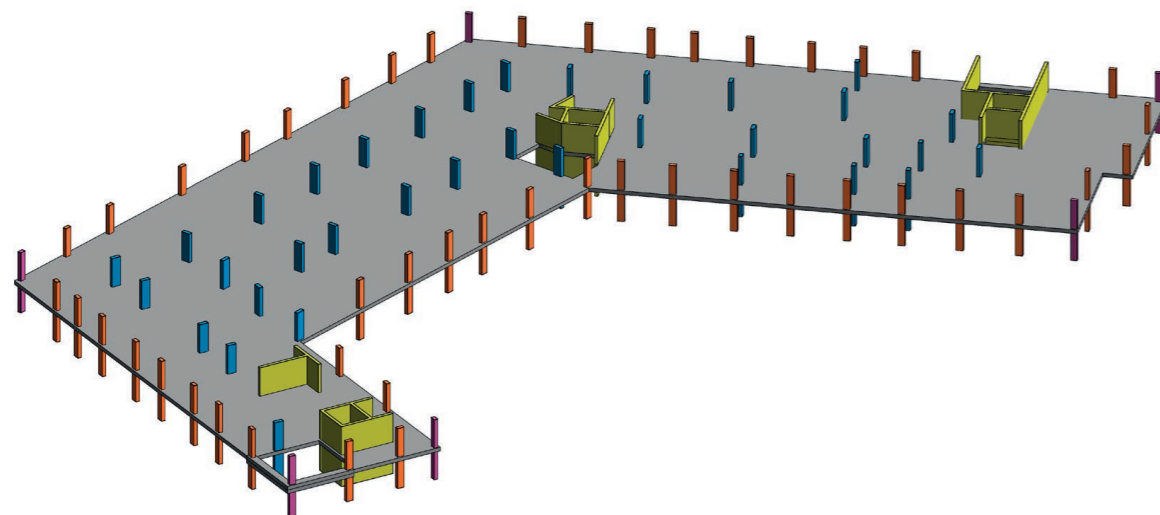
The design team collaborated closely with structural engineers AKT II to develop the structural design.

Various framing options were explored for the superstructure elements, with concrete being the preferred choice due to its buildability, quality, robustness, cost-effectiveness, sustainability, and the availability of the supply chain.

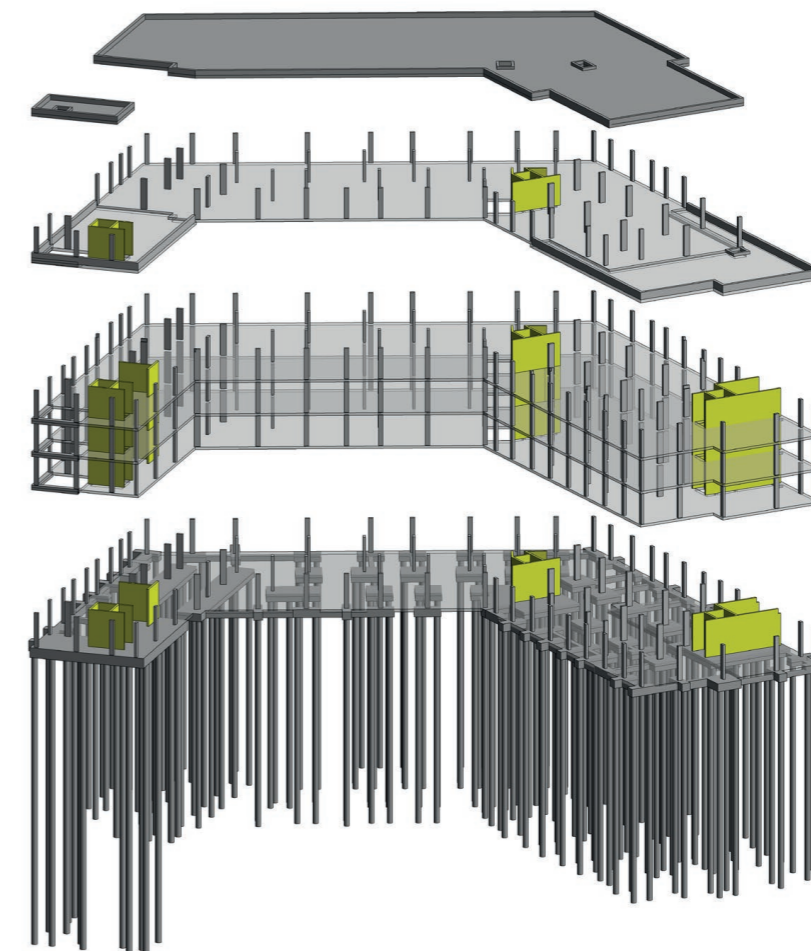
Key details such as the structural grid size, floor construction, structural zones, column sizes and spacing, slab thickness, and foundation were thoroughly examined by the engineers and incorporated into the architectural drawings.

The building features balconies extending beyond the envelope around the perimeter of the floor plates. These balconies are proposed to be steel bolt-on structures, allowing for minimal impact on the internal build-up and simplifying thermal insulation interface details.

Full details available in the structural report submitted as part of this planning application.



Typical floorplate with columns and stability walls isometrics - AKT II Engineers



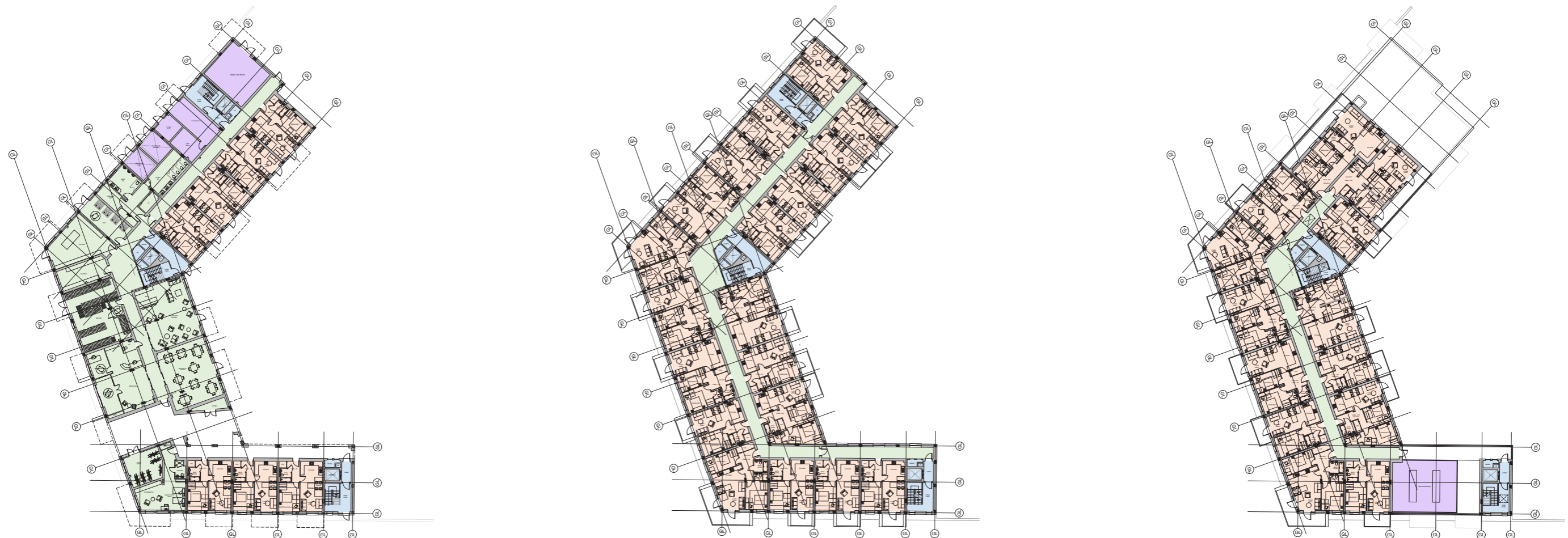
Stability walls isometrics - AKT II Engineers

5. DESIGN PROPOSAL

5.6 DESIGN DETAIL

The proposed development aims to provide high-quality senior living accommodation, complete with communal facilities like a reception, bistro, and lounge, as well as services such as plant rooms, laundry, and bin stores. The placement of the different uses has been carefully considered to ensure easy access and smooth movement within the building. To ensure convenient access to all apartments, three cores have been incorporated into the design.

The scheme also offers a suitable level of private amenities for future residents, including a communal courtyard and private balconies.




Ground floor

Typical floor

Top floor

Floor plans (Not to scale)

 Residential communal area
 Residential units

 Plant
 Stair core

5. DESIGN PROPOSAL

5.6 DESIGN DETAIL

The apartments are carefully designed to offer comfortable accommodation for end users, fully compliant with Part M2 of building regulations. The proposal provides 1-bedroom and 2-bedroom apartment, all apartment meets the nationally described space standard in terms of size.

Adequate glazing and windows are strategically incorporated to ensure sufficient ventilation and natural daylight throughout the space.



5. DESIGN PROPOSAL

5.7 USE & AMOUNT

Client: Orion Land and Leisure Ltd
Cardiff Bay Peninsula Plot 1

Stage 3 Accommodation Schedule

15-Apr-24
CPM-ASC-10-XXXX-SH-A-PL-0002_REV A



ASCOT DESIGN
Timeless architecture

Plot 1 Accommodation Schedule			
Ground Floor			
Type	Plot No.	Size (GIA) (m2)	Size (GIA) (ft2)
1B-2P	1	52.4	564
1B-2P	2	52.4	564
1B-2P	3	52.4	564
1B-2P	4	52.4	564
1B-2P	5	52.4	564
1B-2P	6	52.4	564
1B-2P	7	52.4	564
Plant Rooms		129.4	1393
Stair Cores & Services		98.4	1059
Communal WC's		41.5	447
Cleaners Cpd		9.4	101
Stores		13.8	149
MSS		26.8	288
Kitchen		48.4	521
Laundry		25.1	270
Refuse		71.4	769
Reception & Managers Office		77.2	831
Cycle Storage		26.1	281
Staff & Guests		47.0	506
Residents Lounge		76.1	819
Residents Bistro		73.2	788
First Floor			
Type	Plot No.	Size (GIA) (m2)	Size (GIA) (ft2)
1B-2P	8	52.4	564
1B-2P	9	52.4	564
1B-2P	10	52.4	564
2B-4P	11	76.1	819
2B-4P	12	76.0	818
1B-2P	13	52.4	564
1B-2P	14	52.4	564
1B-2P	15	52.4	564
1B-2P	16	52.4	564
2B-4P	17	76.1	819
2B-4P	18	76.1	819
1B-2P	19	52.4	564
2B-4P	20	76.1	819

1B-2P	21	52.4	564
2B-4P	22	72.0	775
2B-4P	23	75.6	814
1B-2P	24	52.4	564
1B-2P	25	52.4	564
1B-2P	26	52.4	564
Stair Cores & Services		98.4	1059
Second Floor			
Type	Plot No.	Size (GIA) (m2)	Size (GIA) (ft2)
1B-2P	27	52.4	564
1B-2P	28	52.4	564
1B-2P	29	52.4	564
2B-4P	30	76.1	819
2B-4P	31	76.0	818
1B-2P	32	52.4	564
1B-2P	33	52.4	564
1B-2P	34	52.4	564
1B-2P	35	52.4	564
2B-4P	36	76.1	819
2B-4P	37	76.1	819
1B-2P	38	52.4	564
2B-4P	39	76.1	819
1B-2P	40	52.4	564
2B-4P	41	72.0	775
2B-4P	42	75.6	814
1B-2P	43	52.4	564
1B-2P	44	52.4	564
1B-2P	45	52.4	564
Stair Cores & Services		98.4	1059
Third Floor			
Type	Plot No.	Size (GIA) (m2)	Size (GIA) (ft2)
1B-2P	46	52.4	564
1B-2P	47	52.4	564
1B-2P	48	52.4	564
2B-4P	49	76.1	819
2B-4P	50	76.0	818
1B-2P	51	52.4	564
1B-2P	52	52.4	564
1B-2P	53	52.4	564
1B-2P	54	52.4	564
2B-4P	55	76.1	819
2B-4P	56	76.1	819
1B-2P	57	52.4	564
2B-4P	58	76.1	819
1B-2P	59	52.4	564
2B-4P	60	72.0	775

2B-4P	61	75.6	814
1B-2P	62	52.4	564
1B-2P	63	52.4	564
1B-2P	64	52.4	564
Stair Cores & Services		98.4	1059
Fourth Floor			
Type	Plot No.	Size (GIA) (m2)	Size (GIA) (ft2)
2B-4P	65	90.6	975
2B-4P	66	76.1	819
2B-4P	67	76.0	818
2B-4P	68	79.1	851
1B-2P	69	52.4	564
2B-4P	70	76.1	819
2B-4P	71	76.1	819
1B-2P	72	52.4	564
2B-4P	73	76.1	819
1B-2P	74	52.4	564
2B-4P	75	72.0	775
2B-4P	76	75.6	814
1B-2P	77	52.4	564
Stair Cores & Services		68.3	735
Total Communal Floor Area=		1,127.3	12,134
Total Residential Floor Area =		4,744.5	51,069
Total Floor Area =		5,872	63,203

Notes:
Areas exclude communal hallways

5. DESIGN PROPOSAL

5.8 LANDSCAPING & PUBLIC REALM

The objective of the landscape design is to create a space that offers both relaxation and activity opportunities to the residents.

On the ground level, there are several areas designated for the residents, which include:

- Reception terrace: a spot where residents can relax amidst surroundings.
- Communal dining terrace: a spacious, inclusive area for residents to gather and socialise.
- River view communal terrace: an ideal place for residents to engage in activities while enjoying the amazing view of the River Ely.

The project area is enveloped by greenery and trees, enhancing the overall harmony of the design.

Additional details can be found in the landscape report submitted as part of the planning application.



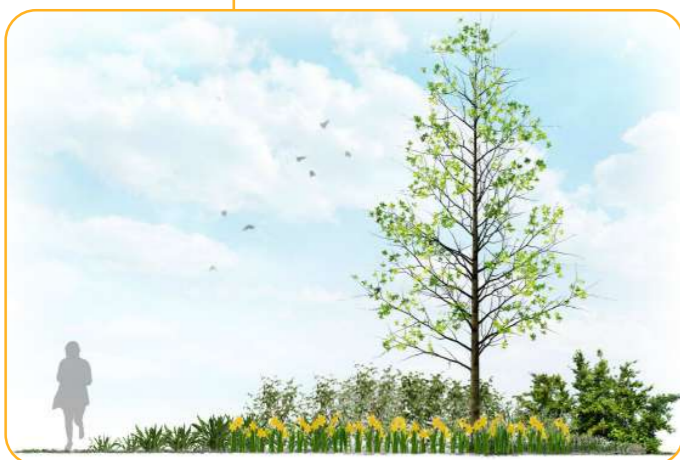
Landscaping Images - By Cameo & Partners Design Studio

5. DESIGN PROPOSAL

5.8 LANDSCAPING & PUBLIC REALM



SPRING ||||| SUMMER ||||| AUTUMN ||||| WINTER



Spring planting design

Vibrant, vivid and lush green colours. Bulbs offer seasonal interest and signs of the new seasons' life beginning.

Summer planting design

An abundance of flowers and ornamental grasses provide swathes of character, flowing shapes and texture.

Autumn planting design

Berries, ornamental grasses, foliage and colours all contribute toward providing seasonal interest.

Winter planting design

Berries, coloured branches and bark, interesting bare shapes and forms, ornamental grasses, and evergreens contribute to the winter palette.

5. DESIGN PROPOSAL

5.8 LANDSCAPING & PUBLIC REALM



Landscaping Plan - By Cameo & Partners Design Studio

5. DESIGN PROPOSAL

5.9 OVERHEATING/MEP

Building Form

The proposed building consists of a “C” shaped building with single aspect apartments on either side of the corridor. The single aspect apartments are considered less risky than dual aspects apartment in terms of the overheating.

In order to reduce the overheating risk the following strategy is recommended:

(1) Reduce

- Sensible sized windows
- Solar control glass
- A rated appliances
- 100% LED lights

(2) Absorb

- Medium to high thermal mass construction

(3) Blow away

- Effective window openings
- Secure window openings that allow users to leave windows open whilst they are asleep or away from their apartment
- Mechanical Ventilation with heat recovery (with boost mode)
- Extract from the utility cupboard

Building Fabric

The proposed building will need to meet Part L of the Building Regulations. Approved Document L2 provides guidance on the fabric performance likely to be needed to meet the Building Regulations.

The table provides a comparison of Approved document L, LETI guidance and provides a recommendation on the proposed values is included the Hilson Moran Consultant’s report. The Architect should review these values and advise on the actual values that they can achieve in the design.

Heat Source

The proposal is to connect to the district heating network (To be implemented by Cardiff City Council), however should the district heating network not be available at the point of construction, it is proposed that the heat source will be provided by the installation of Air Source Heat Pumps on the roof Terrace.

Note: Information provided by Hilson Moran Consultant (Further information is included in the reports submitted as part of the planning application)

5. DESIGN PROPOSAL

5.10 FIRE STRATEGY

The design team collaborated with fire engineers from 'Affinity' to ensure compliance with building regulations and fire safety standards.

A

General Notes

Proposed Design Guidance:
BS 9991

Major Building Characteristics:
Residential building with amenity spaces on Ground Floor. Building height is not shown in the drawing, therefore it is assumed that the building is 18m but 19m in height.

Risk Profile:
Occupants are familiar with the building, but will be asleep. Unfamiliar visitors are to be expected in amenity spaces on Ground Floor.

Please note: Occupants have been generally assumed to be independently living singly people. As such, it is the expectation that they can independently evacuate out of their own flats. Management might still be needed to assist occupants out of the building if they have reduced mobility.

Evacuation Strategy:
Residential Stay put.
Ground Floor amenity spaces: Simultaneous evacuation.

Fire Detection, Alarm and Suppression

Sprinklers:
Building A - Category 3 sprinklers throughout.
This Building is 18m in height. Sprinklers are not required in line with BS 9991. However, according to the recommendation of Approved Document B & the Welsh regulations, sprinklers are to be provided in line with BS 9991.
As all ancillary spaces are less than 100m^2, no commercial sprinkler tank should be needed, provided the BS 9281 guidance is followed on using the residential system for ancillary spaces.

Detection and Alarm:
Flats - Grade D Category LDI detection within each unit.

#	Design/Programme Risk	T	P	D	Commentary / Consequences	Potential Alternative Actions
1	Where not otherwise noted below the building is designed in accordance with the guidance of BS 9991.				There is very low a risk that this is not agreeable with statutory bodies, or interpretations of guidance vary.	To be agreed with Building Control Body.
2	External balcony fire alarm system was not present				We recommend placing alarm units on the private balconies to ensure the current emission.	As a potential alternative, the alarm unit can be omitted and a fire engineered justification is submitted to justify the private balconies connection with the existing internal alarm system. However, this does come at a higher design risk, which can be clarified at a later date.
3	Travel distances may exceed in some flats.				For Flats, the detection and alarm system and sprinklers to be provided to overcome the travel distance.	As a potential alternative, travel distance exceeded in flats may be addressed by providing a protected entrance hall in the flats.

AFFINITY
Project Name: The Peninsula
Drawing Name: Plot 1 - External Fire Spread
Drawing Reference: JPF_2024_02_ThePeninsula/FKA_A_01
Date: 12/03/2024
Drawn By: HL
Checked By: IW
Verified By: JO

B

AFFINITY
Project Name: The Peninsula
Drawing Name: Plot 1 - Fire Tender Access
Drawing Reference: JPF_2024_02_ThePeninsula/FKA_A_01
Date: 12/03/2024
Drawn By: HL
Checked By: IW
Verified By: JO

C

AFFINITY
Project Name: The Peninsula
Drawing Name: Plot 1 - External Fire Spread
Drawing Reference: JPF_2024_02_ThePeninsula/FKA_A_01
Date: 12/03/2024
Drawn By: HL
Checked By: IW
Verified By: JO

D

AFFINITY
Project Name: The Peninsula
Drawing Name: Plot 1 - Ground Floor
Drawing Reference: JPF_2024_02_ThePeninsula/FKA_A_01
Date: 27/02/2024
Drawn By: HL
Checked By: IW
Verified By: JO

E

AFFINITY
Project Name: The Peninsula
Drawing Name: Plot 1 - First Floor
Drawing Reference: JPF_2024_02_ThePeninsula/FKA_A_01
Date: 12/03/2024
Drawn By: HL
Checked By: IW
Verified By: JO

F

AFFINITY
Project Name: The Peninsula
Drawing Name: Plot 1 - Fourth Floor
Drawing Reference: JPF_2024_02_ThePeninsula/FKA_A_01
Date: 12/03/2024
Drawn By: HL
Checked By: IW
Verified By: JO

5. DESIGN PROPOSAL

5.11 NOISE ASSESSMENT

Hilson Moran carried out noise impact assessment, detailed in the report submitted as part of the planning application.

The report outlines that plant specification is sufficiently flexible to ensure that suitably quiet, non-tonal plant can be procured and/or practical, cost-effective mitigation options incorporated into the design to ensure that guideline noise criteria are met.

Preliminary calculations have been undertaken to determine the sound insulation performance requirements of the glazing for the residential façades exposed to the highest noise levels. Provided that the glazing system as a whole (including framing, seals, openable lights etc.) meets or exceeds the stipulated performance specified in the noise report, then the noise ingress criteria are expected to be met. The noise levels predicted on the façades of the proposed development would be appropriate for natural ventilation solutions such as acoustically rated trickle vents, achieving a minimum sound reduction of 36 dB $D_{n,e,w}$ (per bedroom), if desired.

If a mechanical ventilation system is proposed, noise ingress via façade louvres and duct systems that are part of the mechanical ventilation system should be considered in the detailed design of the project.

The Proposed Development provides a mix of external amenity areas including private balconies to apartments, communal terraces, and a ground level external amenity space. There are areas of predicted daytime noise levels on the north-west and south-west façades that are over 55 dB $L_{Aeq,T}$, with levels up to 57 dB $L_{Aeq,T}$.

Where balconies are proposed, there is the potential for noise levels on these to exceed the WHO guideline limit for protecting the majority of people from serious annoyance, and the BS 8233 recommended upper limit. As noted in Section 3, BS 8233:2014 does recognise that the guideline value is just that (i.e. a guideline) and that the guideline value would not be achievable in all circumstances where development is desirable. Notwithstanding the above it is recommended to use solid, imperforate balustrades and/or an absorptive lining to the underside of the most noise exposed balconies at the north-west and south-west façades to reduce noise levels below the upper guideline value. Noise levels in balconies on the other façades are anticipated to be below the desirable 50 dB $L_{Aeq,T}$ target and would offer a good level of acoustic amenity without additional design measures.

6. APPEARANCE

6.1 ARCHITECTURAL LANGUAGE

The architectural design proposed for the building offers a distinctive appearance while ensuring harmonious integration with the existing context, especially with the residential development to the east.

The incorporation of frames containing balconies and the use of grey cladding echo elements found in neighbouring buildings. This approach allows the proposed development to maintain its unique identity while blending seamlessly into the surrounding context.



6. APPEARANCE

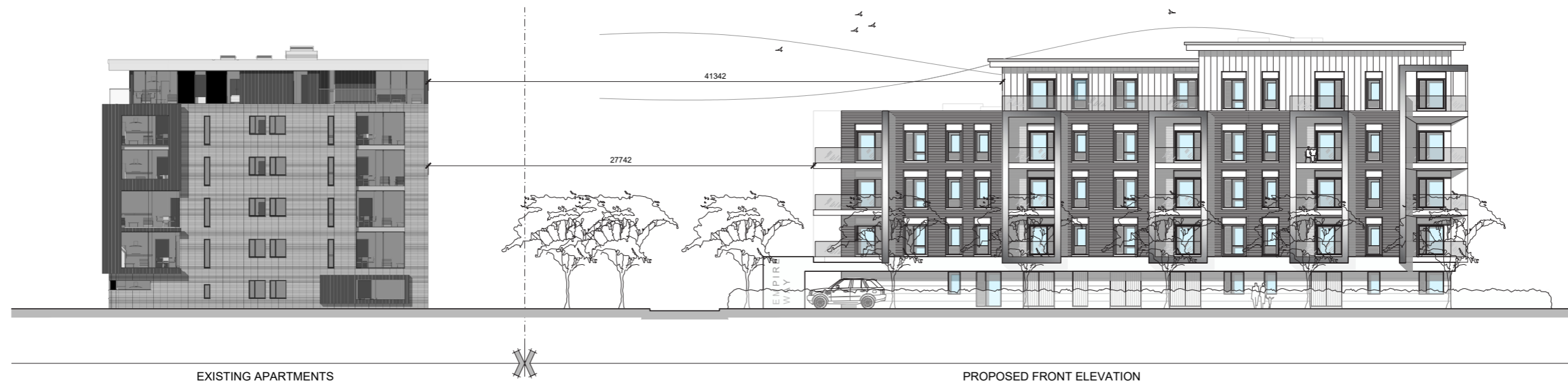
6.1 ARCHITECTURAL LANGUAGE



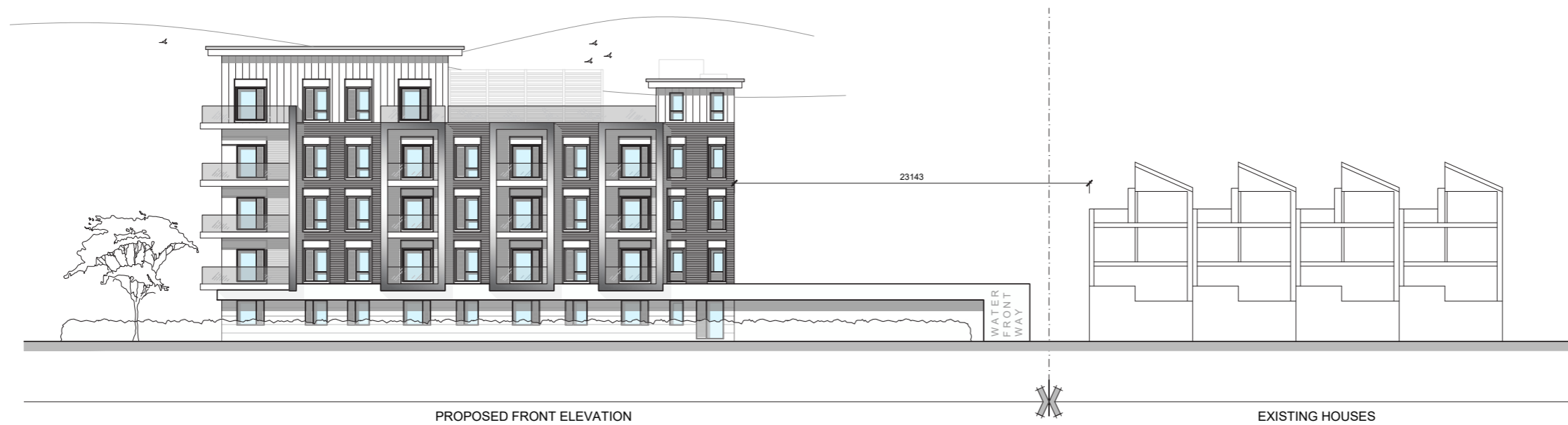
Entrance view

6. APPEARANCE

6.2 PROPOSED ELEVATIONS - STREET SECTION



Proposed site section - Empire Way



Proposed site section - Water frontage

6. APPEARANCE

6.3 MATERIAL PALETTE



Harvest Brown Brick



Standing Seam Aluminium Cladding



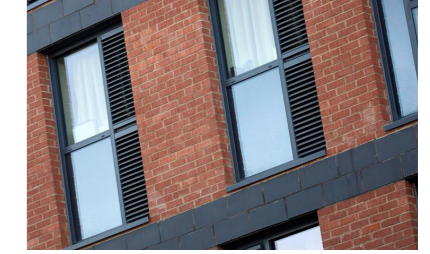
Brown coloured Aluminium Cladding



Anthracite Aluminium Cladding



Grey Washed Brick



Aluminium Window and Louvres

Inset brick panels to create shadow lines

Harvest buff coloured brick

White coloured signage

Anthracite aluminium cladding to balcony floors and ceiling.

Bronze coloured aluminium windows



Aluminium anthracite cladding

Bronze coloured aluminium surround to frame balconies.

Glazing to balcony

Slatted autumn aluminium cladding

Grey washed brick to ground floor section

6. APPEARANCE

6.3 MATERIAL PALETTE

FENCES, BALUSTRADE, STREET FURNITURE - ILLUSTRATIVE IMAGES



Low wall and metal railing to form communal terrace.



1.8m high timber fence to east boundary



Within proposed beech hedge "Estate Fencing"
Height: 1200mm



Timber pergolas - 2.1m Double Pergola
Approx. Size: 2100x1800x2000mm

Precedent Images (Retirement Developments)



Proposed Bench



6. APPEARANCE

6.3 MATERIAL PALETTE

PAVING AND EDGING STRATEGY



Paving Type 1: Concrete Flag Paving - Mayfair Flags
Size: 450x450x50mm
Colour: Sandstone, Stretcher Bond
Supplier: Tobermore or Equal Approved



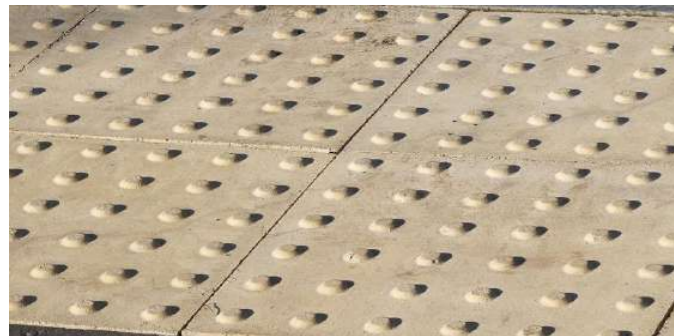
Paving Type 2: Permeable Concrete Block Paving - Hydropave Pedesta
Size: 200x100x600mm
Colour: Natural, Stretcher Bond
Supplier: Tobermore or Equal Approved



Paving Type 3: Resin-bound gravel surface to bitmac along the promenade (width to match existing adjacent Cardiff Pointe) and to the path through Public Open Space.
PCC flat-topped edge restraints to path through POS. 150 x 225 decorative concrete up stand kerb to Promenade



Paving Type 4: Sandstone Paving - Brackendale Sandstone
Size: 300x150x50mm
Colour: Flamed, Stretcher Bond
Supplier: Marshalls or Equal Approved



Paving Type 6.: Tactile Blister Paving
Size/Colour: 400x400mm, depth 65mm.
Supplier: Tobermore or Equal Approved



Kerb Type 1.: Granite Road Kerb (150mm Raised)
Kerb Type 2.: Granite Road Kerb (Flush)
Size: 150x200x500mm
Colour: Silver grey
Finish: Bush hammered
Supplier: Stonepave or similar approved



Kerb Type 3.: Granite Pin Kerb
Size/Colour: 150x50x300mm/Silver gray.
Supplier: Stonepave or Equal Approved

6. APPEARANCE



Courtyard view

7. SUSTAINABILITY/ECOLOGY

7.1 ECOLOGICAL ENHANCEMENT

The scheme presents numerous opportunities to deliver ecological enhancements for the benefit of local people and biodiversity.

Some of these opportunities are:

- Wildflower meadows
- Insect hotels
- Biodiversity roofs
- Aquatic species through SuDS
- Native planting
- Flowers / plants specifically to encourage local Bees
- Shelter for birds, bats

Other enhancements will also be adopted to maximise the opportunities the scheme brings, and to set a high benchmark for other developments within the wider area.

The landscape report sets out some of the interventions we are incorporating to meet local biodiversity targets. The final specifications and details of these elements will need to be developed with a suitably qualified ecologist to ensure the equipment and habitat creation is correctly installed.

Further details can be found in the landscape report submitted with the planning application.



For illustrative purpose only.



Ecology enhancement - By Cameo & Partners Design Studio

7. SUSTAINABILITY/ECOLOGY

7.1 ECOLOGICAL ENHANCEMENT

Green roofs are proposed on the new building which will enhance biodiversity of the developed site and further connecting the green corridors within the site. The green roofs will be covered by native species which would also provide important foraging habitats for birds and bats.



Native UK Origin Windflower Seed Mixtures: SuDS and Slopes Seed Mix

Seed Mixture Specifications:

Origin: 50% Native Grasses- 50% Native Windflower

Aspect: Sunny or slightly shaded for part of the day.

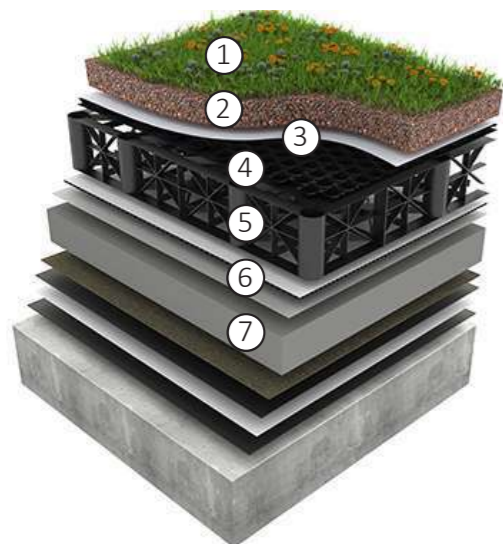
Morphology:

Life Cycle: Annual / Biennial / Perennial.

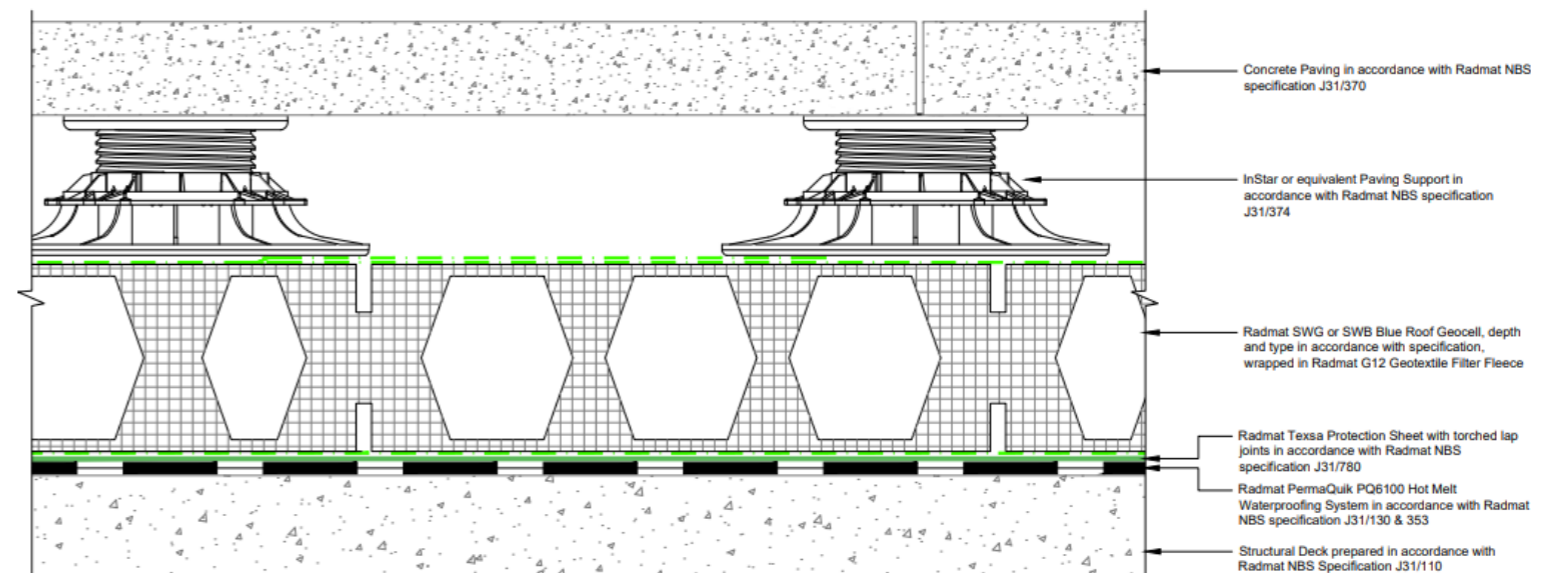
Height Range: <2cm to >60cm

Flowering Period: May to July.

Source from: <https://www.turfonline.co.uk/product/suds-and-slopes-seed-mix/>



- 1. SB Sedum Blanket
- 2. Extensive Substrate
- 3. Filter Fleece
- 4. Drainage Layer
- 5. Attenuation Box Cell-Reservoir
- 6. Protection Layer
- 7. Waterproofing



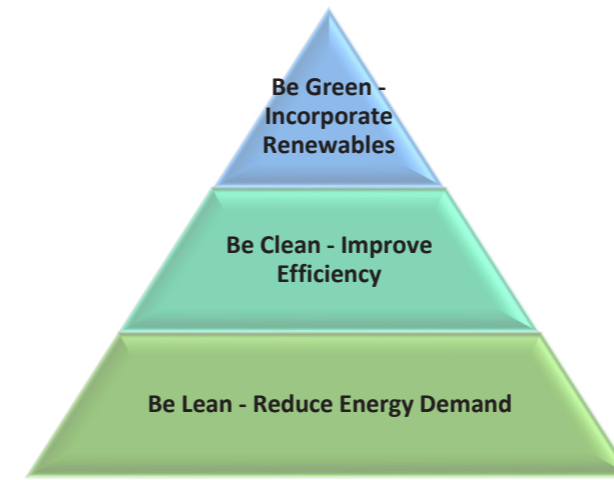
Biodiversity Green/Blue Roof System
- Cameo Design Studio

Blue Roof Section (Not to Scale)

7. SUSTAINABILITY/ECOLOGY

7.2 SUSTAINABILITY

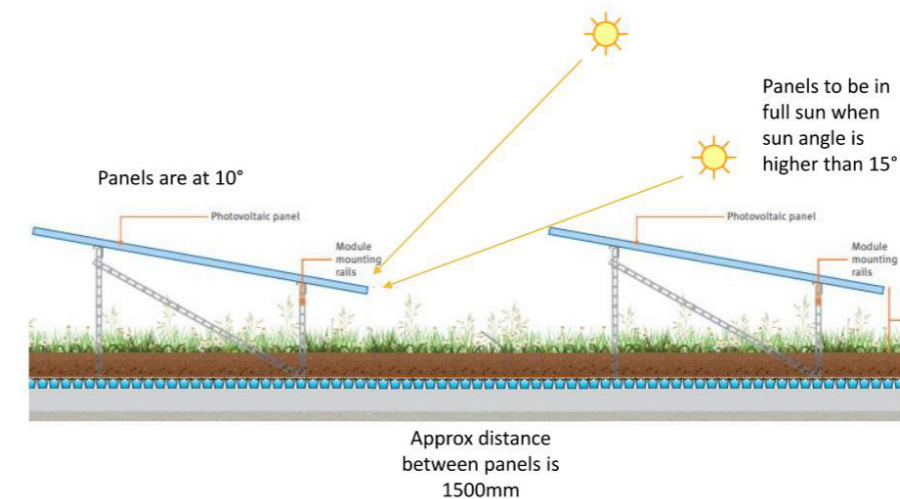
- The proposed development will provide sustainability benefits and enhance biodiversity. Our vision is to provide a sustainable development that:
- Reduces carbon emissions in accordance with the latest Building Regulation and interim FHS using the energy hierarchy and helping mitigate the effects of climate change.
- Reduces initial energy demand through passive and active design measurement, such as the highly efficient fabric of the structure.
- Incorporates measures to limit heat loss through:
 1. Passive solar gain & cooling through the orientation and layout of the development.
 2. Careful detailing to avoid the thermal bridging.
 3. Setting a good air tightness target.
 4. Incorporates renewable energy in the form of air source heat pumps and solar panels.
- Minimises the use of water, through the specification of water-efficient fittings to reduce water consumption to 105 litres per person per day.



Energy Hierarchy



E-Vehicle Charging



Solar Panels



ASHP

8. CONCLUSION

The proposed development will provide a high-quality senior living residence in a highly accessible and sustainable location.

The scheme complies with all relevant requirements of the Local Plan, National Planning Framework and other SPD documents. This document should be read in conjunction with all other consultant reports and correspondence submitted with the application.

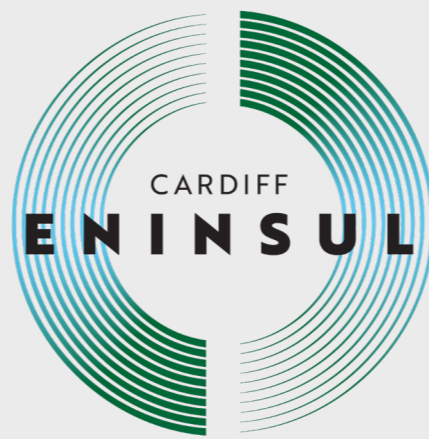
The site will contribute positively to the current and future housing needs, whilst also creating an attractive and desirable place to live and a sense of place for the residents.

The scheme is at a size, scale and form that responds to the site's character and surrounding area.

Enhancements to landscaping, footprint and cycle links will all be made as part of the scheme.

The proposed building will be well-insulated and energy-efficient with the proposals providing P.V. panels, and ASHP's inclusion of a Green/ Blue Roof.

The scheme has also made an allowance for the future connection to the district heating system. (To be implemented by Cardiff City Council).



CARDIFF
PENINSULA

